

The Vice Chair called the meeting to order at 7:03 pm.

1. Roll Call

Present: Vice Chair Dean Naylor, Alex Biliouris, Art Bassett, Gene Currie, Mali Jones. Absent: Chair Dr. Lucien Benoit and Gene Simone. Also present was Town Planner Bob Ericson.

2. Approval of Minutes: October 18, 2012

Mr. Biliouris made a motion to approve the minutes of October 18, 2012. Mr. Bassett seconded the motion, with all in favor.

3. Land Development & Subdivision Regulations: Continuing review of proposed revisions to Articles 1, 2, 4, 5, 9 and appendices. Planning Board adoption of revisions can take place only after an advertised public hearing tentatively planned for the first quarter of 2013.

The Board discussed proposed revisions to the Land Development and Subdivision Regulations. Mr. Ericson asked the Board for their thoughts on reducing the 30' road width requirement to 26' and possibly reducing the width to 22' in cul-de-sacs with less than four dwellings. Ms. Jones and Mr. Currie stated that less than 24' is too narrow, due to cars parking on the roads, children riding bikes, and delivery and landscape truck traffic. Mr. Biliouris said that there should be flexibility, depending on the development. He said that 22' might work in a cul-de-sac if there is parking on only one side of the street. Mr. Ericson suggested wording of "widths down to 22' may be allowed," with the intent to minimize impervious pavement. Mr. Bassett stated that he is not totally opposed to 22', but he would rather see the minimum width at 24'. The consensus of the Board was to propose a revision of the regulation to reduce the road width from 30' to 26', with 24' widths allowed in smaller developments (cul-de-sacs).

The Board discussed revising the checklist to change "final comments from" the Technical Review Committee to "submission to" the Technical Review Committee. Mr. Naylor suggested adding other bodies (Sewer Department, Conservation Commission, etc.). Mr. Ericson said he could add "other parties as needed."

The Board next discussed revising the requirements of having an approved PAP, RIPDES, and wetland permit at the time of submission. This was discussed at a previous meeting. The proposed revision would require that the applicant has submitted copies of the applications, but that approvals will not be required until Preliminary Plan stage. This will give the applicant the opportunity to start the review process. It was also discussed that the applicant choosing this option would agree that the clock does not start on the project until approved permits are submitted.

Ms. Jones brought up a concern about Article 1-1, in which the eleven purposes were replaced by eight purposes, aligned with Rhode Island general law. She stated that state law is more general and that the town should make this section align with the comprehensive plan and take this opportunity to speak to things specific to our community. Mr. Ericson suggested leaving the eight items according to state law as is, but adding a few at the end of the list that are specific to

North Smithfield. He stated that these additions may not be as defensible as the state regulations. Ms. Jones said that they would still set a tone and relate to the comprehensive plan and how they wish to see the town grow. Mr. Biliouris stated that the Board should focus on working with the applicant and that the spirit of cooperation will enhance the review process.

4. Planning Board work program priorities: Discussion of Planning Board priorities for the next two years, including Land Development and Subdivision Regulations, Zoning Ordinance recodification, and 10-year Comp Plan.

Mr. Ericson spoke with the Board about priorities for the next two years, with the new Town Council getting started in December, and possibly new members on the Planning Board. Mr. Naylor asked what Mr. Ericson thought the top priorities are. Mr. Ericson gave the following list:

- 1) Revision of Land Development and Subdivision Regulations/Section 17 of the Zoning Ordinance.
- 2) Zoning Ordinance text changes, followed by republishing as a PDF for better readability and accessibility for community members and developers.
- 3) Prepare for writing a new Comprehensive Plan.

The Board will discuss these priorities at the next meeting.

5. Planning update: Review of current events, meetings schedule.

The Board will meet on December 6, but the December 20 meeting may not be necessary if there are no plans to review. Mr. Currie suggested that the Board meet on nights when there are no plans to review in order to discuss other issues.

The Board briefly discussed the status of Dowling Village and future tenants. Mr. Ericson also recommended that the Board members read an article he had forwarded them in the Planning Update for information on future rezoning discussions.

Mr. Currie made a motion to adjourn at 8:27 pm. Mr. Bassett seconded the motion, with all in favor.

Submitted by Angela Pugliese
November 29, 2012

Approved 12/3/2013